

CITY COUNCIL  
CITY OF WICHITA  
KANSAS

City Council Meeting  
June 17, 2003, 9:00 A.M.

City Council Chambers  
455 North Main

ORDER OF BUSINESS

- Call to Order
  - Invocation - Rev. David McCann, pastors the Westwood Presbyterian Church
  - Pledge of Allegiance
  - Approve the minutes of the previous meeting
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AWARDS AND PRESENTATIONS

- Proclamations
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UNFINISHED BUSINESS

1. CON2003-00008 – Conditional Use for a Wireless Communication Facility on Property Zoned Limited Commercial – South of Kellogg, East of Woodlawn – 6603 East Kellogg. (District II)

On May 20, 2003, the City Council took action to return this project for reconsideration by the Metropolitan Area Planning Commission (MAPC). The MAPC has reviewed this project and recommended approval.

RECOMMENDED ACTION: The MAPC and DAB II recommend approval.

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NEW BUSINESS

2. Wichita Public Building Commission Revenue Refunding Bonds – State Office Building Project.

The Public Building Commission is requesting issuance of Public Building Commission Revenue Refunding Bonds, in an amount not-to-exceed \$16 million, to refinance the 1993 Public Building Commission Bonds to realize debt service savings.

RECOMMENDED ACTION: Approve first reading of the Ordinance, Agreements, and other documents; authorize the necessary signatures.

3. General Obligation Bond Sale (Series 774 and 775); Refunding General Obligation Bond Sale (Series 2003A; and General Obligation Temporary Note Sale (Series 208 and 209).

The City is planning to offer for sale general obligation temporary notes, bonds, and refunding bonds for the purpose of providing temporary and permanent financing for capital improvement projects of the City.

RECOMMENDED ACTION: Adopt the Resolution; approve submittal of POS upon completion; and authorize publication of the Notices of Sale.

4. Amendment of Ordinance Establishing Fees for Subdivision Applications and Proceedings.

The proposed Ordinance would help defray the City costs associated with requested replatting special assessments.

RECOMMENDED ACTION: Approve first reading of the Ordinance.

5. Waiver of Façade Program Guidelines. (District II)

The Century Plaza Building (111 West Douglas) owner has requested a waiver of the recently revised program guidelines to renovate more than two facades and receive the forgivable loan benefits.

RECOMMENDED ACTION: Grant the waiver and approve the application (as submitted prior to the adoption of the current guidelines) on the condition that all work will meet the current guidelines requirements and that any and all payments due the City shall be current.

6. Appeal of Historic Preservation Board Action Regarding Demolition of 128 and 132 North Mosley. (District VI)

The Historic Preservation Board denied demolition of two buildings identified as contributing structures in the Wichita Historic Warehouse and Jobbers District. (HPC2003-07)

RECOMMENDED ACTION: Affirm the Historic Preservation Board decision to deny demolition of 128 and 132 North Mosley; or find that there are feasible and prudent alternatives to the proposal.

7. Appeal of Historic Preservation Board Action Regarding Demolition of 221 North Market. (District VI)

The Historic Preservation Board approved demolition of the two buildings with the condition that the 221 North Market building be photo documented and written documentation be provided regarding cost of leasing additional parking spaces from adjacent lots.

RECOMMENDED ACTION: Affirm the Historic Preservation Board decision not to rescind the demolition approval; or take desired action.

(9:30 a.m. or soon thereafter)

8. Repair or Removal of Dangerous and Unsafe Structures:

On May 6, 2003, the City Council adopted Resolutions providing for a public hearing on the following properties

<u>Property Address</u>	<u>Council District</u>
a) 617 North Grove	I
b) 932 North Ohio	I
c) 2027 North Grove	I

RECOMMENDED ACTION: Close the public hearing; accept the BCSA recommendations; adopt the Resolutions.

9. Workforce Alliance Contract Renewal.

The Workforce Alliance and the Regional Economic Area Partnership (REAP) recommend that the Contract be renegotiated to increase its services and management fees, and be renewed for four-months. The proposal provides that the Conlee Consulting Group be paid \$18,100 per month with reimbursed expenses, not to exceed \$90,650 for a four-month period.

RECOMMENDED ACTION: Accept or reject the Contract; as recommended by the Workforce alliance and REAP.

10. Emergency Medical Services Memorandum of Understanding.

The City and County have been working on ways to improve emergency medical services. A framework has been developed to address EMS decision-making that will influence current and future services and provide an equitable, effective and efficient system to serve the needs of the City and County. The Memorandum (first step) outlines common goals and steps to formally process and evaluate services.

RECOMMENDED ACTION: Approve the Memorandum of Understanding with Sedgwick County; authorize the necessary signatures; and approve first reading of the Ordinance.

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CITY COUNCIL AGENDA

11. Discussion of Changing Residency Requirements for City Boards/Commissions.  
(Requested by Council Member Gray)

12. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

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CONSENT AGENDA

13. Report of the Board of Bids and Contracts Dated June 16, 2003.

RECOMMENDED ACTION: Receive and file report; approve Contracts;  
authorize necessary signatures.

14. Preliminary Estimates:

- a) Water distribution system to serve Ridge Port Addition and Ridge Port Third Addition - north of 29th Street North, east of Ridge. (448-89825/735130/470800) Does not affect existing traffic. (District V) - \$73,000.00
- b) 21st Street right turn lane to serve Messiah Baptist Church 4th Addition - north of 21st Street North, west of 127th Street East. (472-83558/765746/490857) Does not affect existing traffic. (District II) - \$178,200.00
- c) Lynette Woodard Tennis and Basketball Court Rehabilitation (2003 CDBG) - south of 21st Street North, east of Hydraulic. (472-83795/602528/602454/785037/800204/010181/602470) Does not affect existing traffic. (District I) - \$131,825.00
- d) Garrison water main replacement project - the area bounded by 13th Street, Ohio, 2nd Street, and Minnesota. (448-89414/634031/773202) Traffic to be maintained during construction using flagpersons and barricades. (District I) - \$1,200,000.00
- e) Storm Water Drain #200 to serve Shadow Woods Addition - north of Maple, west of 135th Street West. (468-83597/751333/785224) Does not affect existing traffic. (District V) - \$190,050.00

RECOMMENDED ACTION: Approve and file.

15. Petitions for Public Improvements:

- a) Storm water sewer to serve Reed's Cove Addition and Reed Commercial Addition – south of 21<sup>st</sup> Street, east of 127<sup>th</sup> Street East. (District II)
- b) Street paving and water distribution systems to serve Regency Park Addition – north of 21<sup>st</sup> Street, west of Greenwich Road. (District II)
- c) Sanitary sewers in Hawthorne Addition – north of 21<sup>st</sup> Street, east of 127<sup>th</sup> Street East. (District II)
- d) Street paving and water distribution system to serve the Waterfront Addition – north of 13<sup>th</sup> Street, east of Webb. (District II)

RECOMMENDED ACTION: Approve Petitions; adopt Resolutions.

16. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

17. Agreements/Contracts:

- a) Emergency Shelter Grant Contracts.
- b) Construction and maintenance for the Central Rail Project. (District VI)
- c) Veterinarian services for Wichita Animal Shelter.
- d) Water and water treatment plants security.
- e) CDBG – Community Housing Services.
- f) CDBG – Catholic Charities, Inc.
- g) Laboratory analysis of environmental samples – amendment.

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

18. Design Services Agreements:

- a) Waterfront Addition – north of 13<sup>th</sup> Street, east of Webb. (District II)
- b) 2003 bridges and waterline replacement. (Districts I, III, and VI)
- c) Central Stores at the Central Maintenance Facility remodel into Fire Maintenance amendment. (District IV)

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

19. Change Order – Sanitary Sewer Main to Serve an Area North of 29<sup>th</sup> Street North, West of Tyler. (District V)

RECOMMENDED ACTION: Approve the Change Order; authorize necessary signatures.

20. Northeast Baseball Complex. (District II)

RECOMMENDED ACTION: Approve the Contract amendment; adopt the Resolution; authorize the necessary signatures.

21. Payment of Claim.

RECOMMENDED ACTION: Authorize payment.

22. Extension of Letter of Intent for Special Airport Facilities Revenue Bonds – FlightSafety International.  
(District V)

RECOMMENDED ACTION: Approve the extension to December 18, 2003.

23. Designation of Redeveloper for North Portion of Lot 7, Block 2, Bridgeport Industrial Park First Addition.  
(District IV)

RECOMMENDED ACTION: Approve designation, budgets and Contracts;  
authorize necessary signatures.

24. Surplus Property Declaration – 1601-1607 North Topeka. (District VI)

RECOMMENDED ACTION: Declare the property surplus and designate  
as available for sale to the general public.

25. Repair or Removal of Dangerous and Unsafe Structures.

	<u>Address</u>	<u>District</u>
a)	131 South Kessler	IV
b)	3054 North Park Place	VI
c)	1064 North Lorraine	I
d)	942-44 North Glendale	I

RECOMMENDED ACTION: Adopt Resolutions setting the Public Hearing  
on August 5, 2003, at 9:30 a.m. or thereafter.

26. Second Reading Ordinances: (First read June 10, 2003)

- a) Sidewalk repairs.

An Ordinance making a special assessment to pay for the improvement of and providing a tax levy for the cost of construction of sidewalks in the City of Wichita, Kansas.

- b) Building condemnations.

An ordinance making a special assessment to pay for the removal of certain structures, being dangerous and unsafe buildings which have been declared a nuisance (building condemnation) under the provision of Sections 18.16.010 to 18.16.090 of the Code of the City of Wichita, Kansas

- c) Lot cleanup.

An Ordinance making a special assessment to pay for the cost of abating certain public health nuisances (lot clean up) under the provision of Section 7.40.050 of the Code of the City of Wichita, Kansas. Be it ordained by the governing body of the City of Wichita, Kansas:

(Item 26 continued)

d) Amendment to Ordinance Levying Assessments.

An Ordinance amending Ordinance No. 45-646 of the City of Wichita, Kansas, levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving 37th Street North to serve Ridge Port North Addition (490-800/472-83114/765689).

e) ZON2003-15 - north side of 29th Street North. (District V)

RECOMMENDED ACTION: Adopt Ordinances.

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### PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

\* Consent Items

\*27. VAC2003-00015 – Vacate Portion of Platted Easement – Southwest of the Douglas/Tyler Road Intersection – 9119 and 9115 West Douglas and 118 South Arcadia. (District V)

RECOMMENDED ACTION: Approve Vacation Order; authorize necessary signatures.

\*28. VAC2003-00017 – Vacate Platted Easement – Northeast of the 21<sup>st</sup> Street North/127<sup>th</sup> Street East Intersection – 2418 and 2422 Peckham Street. (District II)

RECOMMENDED ACTION: Approve Vacation Order; authorize necessary signatures.

\*29. SUB2001-81 – Plat of Eck Tenth Addition – Northwest Corner of 183<sup>rd</sup> Street West and Central.

RECOMMENDED ACTION: Approve the document and Plat; authorize necessary signatures; adopt the Resolutions.

\*30. SUB2003-31 – Plat of the Fairmount Second Addition – West Side of 127<sup>th</sup> Street East, North of 21<sup>st</sup> Street North. (District II)

RECOMMENDED ACTION: Approve the document and Plat; authorize necessary signatures; adopt the Resolutions; approve first reading of ZON2002-02 Ordinance (publication to be withheld).

\*31. SUB2002-110 – Plat of Cornejo East Addition – North of Central, East Side of Webb Road. (District II)

RECOMMENDED ACTION: Approve the document and Plat; authorize necessary signatures; adopt the Resolutions; approve first reading of ZON2002-33 Ordinance (publication to be withheld).

\*32. SUB2003-34 – Plat of Laurel’s Acres – South of 21<sup>st</sup> Street North, West Side of 119<sup>th</sup> Street West.

RECOMMENDED ACTION: Approve the document and Plat; authorize necessary signatures; adopt the Resolutions.

\*33. ZON2003-00024 – Zone Change from Two-Family Residential to General Office with a Protective Overlay – Northwest Corner of Vassar and Central Avenues. (District I)

RECOMMENDED ACTION: Approve the zone change subject to provision of Protective Overlay District No. 128 and required platting within one-year; Ordinance to be forwarded with Plat to the City Council.

34. CUP2003-00024 – DP161 Amendment No. 3 – Amendment to the Dugan Centre Community Unit Plan – South of Taft, West of Dugan. (District V)

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the amendment subject to the recommended conditions; OR

Return the application to the MAPC for recommendation.

\*35. A03-14 – Annex Land at the Southwest Corner of 13<sup>th</sup> Street North and 135<sup>th</sup> Street West. (District V)

RECOMMENDED ACTION: Approve the annexation and first reading of the Ordinance.

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AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

36. Extension of Letter of Intent for Special Airport Facilities Revenue Bonds – FlightSafety International.

RECOMMENDED ACTION: Approve the extension.

37. Taxiway “N” Construction – Airport Improvement Program Grant Application.

RECOMMENDED ACTION: Approve the Grant application and receipt of funds; authorize the necessary signatures.

Adjournment